

## ***SOUTH TIPPERARY COUNTY COUNCIL***

### ***Building Control Sheet No. 7 – January 2003***

The building Regulations, 2002 amend Part L: Conservation of Fuel and Energy, of the Second Schedule to the Building Regulations, 1997 to specify explicitly the methods to secure the conservation of Fuel & Energy for new dwellings.

The Regulations require that:

- New dwellings commencing on or after January 1<sup>st</sup> 2003 will comply with higher thermal performance/insulation standards.
- Replacement of external doors, windows on or after 1<sup>st</sup> July 2003 will also comply with Higher Insulation Standards.
- Where an application for planning has been applied for on or before 31<sup>st</sup> December 2002 and substantial work has been completed by 31<sup>st</sup> December 2005, guidance in relation to these buildings can be found in Building Regulations 1997, Technical Guidance Document L.
- The Regulations exempt works (including extensions) to existing buildings which are protected structures (or proposed protected structures) within the meaning of the Planning & Development Act, 2000.

For new dwellings, thermal performance requirements (U Values) and insulation standards are specified in the revised Technical Guidance Document L. The underlying philosophy of the Part L: Conservation of Fuel & Energy is that occupants can achieve adequate levels of thermal comfort while minimizing the use of scarce energy resources. This requires the provision of energy efficient measures which,

1. Limit the heat loss and where appropriate maximize the heat gains through the fabric of the building.
2. Control, as appropriate, the output of the space heating and hot water systems.
3. Limit the heat loss from pipes, ducts and vessels used for the transport or storage of heated water or air.

The incorporation of additional thickness of thermal insulation and other energy conservation measures can result in changes in traditional construction practice. Care should be taken in design and construction to ensure that these changes do not increase the risk of certain types of problems such as rain penetration and condensation.

It is not possible to specify insulation thickness as being required for any particular building element because of the variety of insulation materials of varying characteristics available in the market place, and because of the flexibility that is deliberately allowed designers as to how compliance can be achieved.

Other changes in the energy conservation regime are that conservatories/extensions and holiday homes will have to comply with higher insulation standards.

It should be noted that Part F: Ventilation and the related Technical Guidance Document F will be amended to minimize the risk of condensation and mould formation in new houses which are more airtight due to the provision of the better insulation.

